

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

ROMAD REALTY, INC.,

Case No.: 15-20007-rdd

Debtor.

-----X

AFFIDAVIT PURSUANT TO LOCAL RULE 1007-2

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

David Goldwasser, being duly sworn, deposes and says:

1. I am the president of **Romad Realty, Inc.** (the “Debtor”), and am fully familiar with the facts set forth herein.
2. The Debtor owns an apartment building located at 2201 Davidson Avenue, Bronx, New York which is made up of 48 residential units.
3. No pre-petition committee was organized prior to the Order for relief.
4. The Debtor’s secured creditors are as listed on Schedule D.
5. A summary of the Debtor's assets and liabilities is set forth on the summary of schedules annexed to the petition.
6. The names and addresses of the twenty largest unsecured creditors, excluding insiders, appears on Exhibit “A” to this affidavit.
7. All suits or proceedings in which the Debtor is named as a party are listed in the Debtor’s Statement of Financial Affairs.
8. No property of the Debtor is in the possession and control of a receiver for the benefit of mortgagees and creditors.

9. The Debtor's emergency filing was precipitated by a pending tax foreclosure. In order to stay the tax foreclosure and preserve certain deadlines, the Debtor was forced to file for chapter 11 protection.

10. The purpose of filing this petition is to preserve the assets of the Debtor for the benefit of the creditors and to preserve priorities of creditors.

11. The estimated amount of payroll due the Debtor's employees, exclusive of officers, for a period of thirty days following the filing of the petition is \$0.00.

12. Salaries currently being paid by the Debtor to the officers approximate \$0.00 per month.]

13. The estimated operating expense of the Debtor for the next **thirty days** is:

INCOME

Total Estimated Income:	\$48,000.00
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EXPENSES

Insurance	\$4,166.00
Electric	\$584.00
Fuel	\$6,250.00
Water	\$4,200.00
Real Estate Taxes	\$4,150.00
Management Fees	\$5,830.00
Maintenance	\$2,500.00
Legal	\$585.00

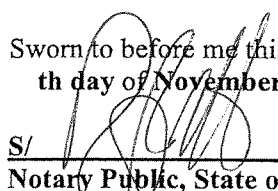
Total Estimated Expenses:	\$28,265.00
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NET INCOME:	\$19,735.00
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/s/_____
David Goldwasser
President, Romad Realty, Inc.

Sworn to before me this
th day of November, 2015



S/_____
Notary Public, State of New York
No. 02SA4966401
Qualified in Kings County
Commission Expires 5-7-2018

Exhibit A

B 4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re ROMAD REALTY INC.,
Debtor

Case No. 15-20007

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address, including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	<i>Amount of claim [if secured also state value of security]</i>
RH9 HOLDINGS, LLC 115 BROADWAY ROOM 302 NEW YORK, NEW YORK 10006				\$240,000.00
NEW YORK WATER MANAGEMENT 240 OCEAN PARKWAY BROOKLYN, NEW YORK 11218				\$125,000.00
WHITE OAK PROFIT SHARING PLAN 2 WEST 45TH STREET SUITE #1704 NEW YORK, NEW YORK 10036				\$100,000.00
GOLDBERG & RIMBERG PLLC 115 BROADWAY ROOM 302 NEW YORK, NEW YORK 10006				\$45,732.00

B 4 (Official Form 4) (12/07)

FASTEN
HALBERSTAN LLP
30 BROAD STREET
24TH FLOOR
NEW YORK, NEW
YORK 10004

\$11,500.00

NYC - BUREAU OF
FIRE PREVENTION
CHURCH STREET
STATION
PO BOX 840
NEW YORK, NEW
YORK 10008

\$90.00

Date: _____

Debtor

**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, DAVID GOLDWASSER, the president of ROMAD REALTY INC. named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Creditors Holding 20 Largest Unsecured Claims and that it is true and correct to the best of my information and belief.

Date: _____

11/10/15



DAVID GOLDWASSER, President

B 6 Summary (Official Form 6 - Summary) (12/13)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re
ROMAD REALTY INC.
Debtor

Case No. **15-20007**

Chapter _____

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property			\$ 4,500,000.00		
B - Personal Property			\$ 101,541.59		
C - Property Claimed as Exempt					
D - Creditors Holding Secured Claims				\$ 6,397,530.32	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)				\$ 0.00	
F - Creditors Holding Unsecured Nonpriority Claims				\$ 522,322.00	
G - Executory Contracts and Unexpired Leases					
H - Codebtors					
I - Current Income of Individual Debtor(s)	NO				\$
J - Current Expenditures of Individual Debtors(s)	NO				\$
TOTAL		0	\$ 4,601,541.59	\$ 6,919,852.32	

B6A (Official Form 6A) (12/07)

In re ROMAD REALTY INC.,
Debtor

Case No. 15-20007
(If known)

SCHEDULE A - REAL PROPERTY

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	Husband, Wife, Joint, or Community	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM
REAL PROPERTY LOCATED AT 2201 DAVIDSON AVENUE, BRONX, NEW YORK			\$4,500,000.00	
Notes: SUBJECT TO VALAUTION				
Total ►			\$4,500,000.00	

(Report also on Summary of Schedules.)

B 6B (Official Form 6B) (12/2007)

In re ROMAD REALTY INC.,

Debtor

Case No. 15-20007

(If known)

SCHEDULE B - PERSONAL PROPERTY

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	Husband, Wife, Joint, Or Community	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
1. Cash on hand.	X			
2. Checking, savings or other financial accounts, certificates of deposit or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		ACCOUNT HELD BY MANAGEMENT COMPANY		\$20,000.00
3. Security deposits with public utilities, telephone companies, landlords, and others.	X			
4. Household goods and furnishings, including audio, video, and computer equipment.	X			
5. Books; pictures and other art objects; antiques; stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6. Wearing apparel.	X			
7. Furs and jewelry.	X			
8. Firearms and sports, photographic, and other hobby equipment.	X			
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10. Annuities. Itemize and name each issuer.	X			
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X			

B 6B (Official Form 6B) (12/2007)

In re ROMAD REALTY INC.,

Debtor

Case No. 15-20007

(If known)

SCHEDULE B - PERSONAL PROPERTY

(Continuation Sheet)

14. Interests in partnerships or joint ventures. Itemize.	X			
15. Government and corporate bonds and other negotiable and nonnegotiable instruments.	X			
16. Accounts receivable.		RENT RECEIVABLE		\$51,541.59
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X			
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	X			
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A – Real Property.	X			
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	X			
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	X			
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.	X			

B 6B (Official Form 6B) (12/2007)

In re ROMAD REALTY INC.,
Debtor

Case No. 15-20007
(If known)

SCHEDULE B - PERSONAL PROPERTY

(Continuation Sheet)

29. Machinery, fixtures, equipment, and supplies used in business.		VARIOUS APARTMENT FIXTURES		\$30,000.00
Notes: SUBJECT TO VALUATION				
30. Inventory.	X			
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			
35. Other personal property of any kind not already listed. Itemize.	X			

2 continuation sheets attached Total ►

(Include amounts from any continuation
sheets attached. Report total also on
Summary of Schedules.)

\$101,541.59

B 6D (Official Form 6D) (12/07)

In re **ROMAD REALTY INC.**
Debtor

Case No. **15-20007**
(If known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS



Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND AN ACCOUNT NUMBER (See Instructions Above.)	CODEBATOR	HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO. NYC DEPT OF ENVIRONMENTAL PROTECTION 1932 ARTHUR AVENUE, 6TH FLOOR BRONX, NY 10457			VALUE \$ \$0.00			X	\$529,205.91	\$0.00
ACCOUNT NO. NYC DEPT OF FINANCE 66 JOHN STREET, ROOM 104 NEW YORK, NY 10038			VALUE \$ \$0.00			X	\$5,868,324.41	\$0.00
ACCOUNT NO.			VALUE \$ \$0.00				\$0.00	
<div> <div>0 continuation sheets attached</div> <div> <div>Subtotal ► (Total of this page)</div> <div>Total ► (Use only on last page)</div> </div> <div> <div>\$ 6,397,530.32</div> <div>\$ 6,397,530.32</div> </div> <div> <div>\$ 0.00</div> <div>\$ 0.00</div> </div> </div>								

(Report also on Summary of Schedules.)

(If applicable, report also on Statistical Summary of Certain Liabilities and Related Data.)

B 6E (Official Form 6E) (04/13)

In re

ROMAD REALTY INC.

Debtor

Case No. **15-20007**

(if known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

☐ Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached sheets.)

☐ **Domestic Support Obligations**

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

☐ **Extensions of credit in an involuntary case**

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

☐ **Wages, salaries, and commissions**

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$12,475* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

☐ **Contributions to employee benefit plans**

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

☐ **Certain farmers and fishermen**

Claims of certain farmers and fishermen, up to \$6,150* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

☐ **Deposits by individuals**

Claims of individuals up to \$2,775* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

☒ **Taxes and Certain Other Debts Owed to Governmental Units**

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

☐ **Commitments to Maintain the Capital of an Insured Depository Institution**

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507 (a)(9).

☐ **Claims for Death or Personal Injury While Debtor Was Intoxicated**

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

* Amounts are subject to adjustment on 4/01/16, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

B 6E (Official Form 6E) (04/13) – Cont.

In re **ROMAD REALTY INC.**
Debtor

Case No. **15-20007**
(if known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS
(Continuation Sheet)

Taxes and Certain Other Debts Owed to Governmental Units Type of Priority for Claims Listed on This Sheet

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM	AMOUNT ENTITLED TO PRIORITY	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
Account No.									
CORP. COUNSEL FOR NEW YORK CITY 52 DUANE STREET NEW YORK, NY 10007				X	X	X	\$0.00	\$0.00	\$0.00
Notes: FOR NOTICE PURPOSES ONLY									
Account No.									
INTERNAL REVENUE SERVICE P.O. BOX 7346 PHILADELPHIA, PA 19114				X	X	X	\$0.00	\$0.00	\$0.00
Notes: FOR NOTICE PURPOSES ONLY									
Account No.									
NEW YORK STATE DEPARTMENT OF FINANCE BANKRUPTCY/SPECIAL PROCEDURES SECT, P.O. BOX 5300 ALBANY, NY 12205-0300				X	X	X	\$0.00	\$0.00	\$0.00
Notes: FOR NOTICE PURPOSES ONLY									
Subtotals➤ (Totals of this page)							\$ 0.00	\$ 0.00	\$0.00
Total➤ (Use only on last page of the completed Schedule E. Report also on the Summary of Schedules.)							\$		
Totals➤ (Use only on last page of the completed Schedule E. If applicable, report also on the Statistical Summary of Certain Liabilities and Related Data.)							\$	\$	

Sheet no. 1 of 2 continuation sheets attached to Schedule
of Creditors Holding Priority Claims

B 6E (Official Form 6E) (04/13) – Cont.

In re **ROMAD REALTY INC.**
Debtor

Case No. **15-20007**
(if known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS
(Continuation Sheet)

Taxes and Certain Other Debts Owed to Governmental Units Type of Priority for Claims Listed on This Sheet

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM	AMOUNT ENTITLED TO PRIORITY	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY	
Account No.										
NYC DEPARTMENT OF FINANCE ATTN: LEGAL AFFAIRS - DEVORA COHN, 345 ADAMS STREET, 3RD FL BROOKLYN, NY 11201				X	X	X	\$0.00	\$0.00	\$0.00	
Notes: FOR NOTICE PURPOSES ONLY										
Account No.										
OFFICE OF THE ATTORNEY GENERAL THE CAPITOL ALBANY, NY 12224				X	X	X	\$0.00	\$0.00	\$0.00	
Notes: FOR NOTICE PURPOSES ONLY										
Account No.										
UNITED STATES ATTORNEY'S OFFICE ATTN: TAX & BANKRUPTCY UNIT 86 CHAMBERS STREET, THIRD FLOOR NEW YORK, NY 10007				X	X	X	\$0.00	\$0.00	\$0.00	
Notes: FOR NOTICE PURPOSES ONLY										
Sheet no. 2 of 2 continuation sheets attached to Schedule of Creditors Holding Priority Claims							Subtotals➤ (Totals of this page)	\$ 0.00	\$ 0.00	\$0.00
							Total➤ (Use only on last page of the completed Schedule E. Report also on the Summary of Schedules.)	\$ 0.00		
							Totals➤ (Use only on last page of the completed Schedule E. If applicable, report also on the Statistical Summary of Certain Liabilities and Related Data.)		\$ 0.00	\$ 0.00

B 6F (Official Form 6F) (12/07)

In re **ROMAD REALTY INC.**

Case No. **15-20007**

Debtor

(if known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

☐ Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER <i>See instructions above.</i>	CODEBTOR	HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. CONSOLIDATED EDISON COMPANY OF NEW YORK, INC. 4 IRVING PLACE ATNN: DEAN R. BROWN NEW YORK, NY 10003				X	X	X	N/A
ACCOUNT NO. FASTEN HALBERSTAN LLP 30 BROAD STREET 24TH FLOOR NEW YORK, NY 10004							\$11,500.00
ACCOUNT NO. GOLDBERG & RIMBERG PLLC 115 BROADWAY ROOM 302 NEW YORK, NY 10006							\$45,732.00
ACCOUNT NO. NEW YORK WATER MANAGEMENT 240 OCEAN PARKWAY BROOKLYN, NY 11218							\$125,000.00
Subtotal▶							\$ 182,232.00
Total▶							\$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the Statistical
Summary of Certain Liabilities and Related Data.)

1 continuation sheets attached

B 6F (Official Form 6F) (12/07) - Cont.

In re **ROMAD REALTY INC.**,
Debtor

Case No. **15-20007**
(if known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. NYC - BUREAU OF FIRE PREVENTION CHURCH STREET STATION PO BOX 840 NEW YORK, NY 10008							\$90.00
ACCOUNT NO. RH9 HOLDINGS, LLC 115 BROADWAY ROOM 302 NEW YORK, NY 10006							\$240,000.00
ACCOUNT NO. WHITE OAK PROFIT SHARING PLAN 2 WEST 45TH STREET SUITE #1704 NEW YORK, NY 10036							\$100,000.00
Sheet no. <u>1</u> of <u>1</u> continuation sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal▶ \$ 340,090.00
(Use only on last page of the completed Schedule F.) (Report also on Summary of Schedules and, if applicable on the Statistical Summary of Certain Liabilities and Related Data.)							Total▶ \$ 522,322.00

B 6G (Official Form 6G) (12/07)

In re ROMAD REALTY INC.,

Debtor

Case No. 15-20007

(if known)

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

☐ Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
TENANT LEASES	Description: SEE ATTACHED FOR TENANT SCHEDULE Nature of Debtor's Interest: TENANT LEASES

ROMAD MANAGEMENT
ANALYSIS OF CHARGES AND COLLECTIONS
FOR PERIOD ENDING 11/2015

Unit ID	TENANT	Status	LEASE DESCRIPTION	UNIT SQ. FT	OPENING BALANCE	CURRENT CHARGES/ CREDITS	PAYMENTS RECEIVED	CLOSING BALANCE	LEGAL STATUS
1A	AIDE DEGANTE	Current	N/A	0.00	1,300.00 1,300.00	1,300.00 Rent 1,300.00	850.00 850.00	1,750.00 1,750.00	
1B	SARA REYES	Current	N/A	0.00	1,137.82 1,137.82	1,137.82 Rent 1,137.82	1,575.00 1,575.00	700.64 700.64	
1C	ANGEL RICO	Current	N/A	0.00	1,109.39 1,109.39	1,109.39 Rent 1,109.39	0.00 0.00	2,218.78 2,218.78	
1D	JOBE HUGHES	Current	N/A	0.00	975.00 975.00	975.00 Rent 975.00	975.00 975.00	975.00 975.00	
1E	LUIS CORDERO	Current	N/A	0.00	1,100.86 1,100.86	1,100.86 Rent 1,100.86	1,100.86 1,100.86	1,100.86 1,100.86	
1F	CATHERINE RODRIGUEZ	Current	N/A	0.00	1,071.83 1,071.83	1,071.83 Rent 1,071.83	0.00 0.00	2,143.66 2,143.66	
1G	MARIA TAVAREZ	Current	N/A	0.00	1,225.07 1,225.07	1,225.07 Rent 1,225.07	1,225.00 1,225.00	1,225.14 1,225.14	
1H	ADELAIDA MARTINEZ ORTEGA	Current	N/A	0.00	1,000.00 1,000.00	1,000.00 Rent 1,000.00	1,107.50 1,107.50	892.50 892.50	
2A	JOHN HOUSTON	Current	N/A	0.00	858.88 858.88	858.88 Rent 858.88	858.00 858.00	859.76 859.76	
2B	ANASTACIO DEGANTE	Current	N/A	0.00	1,200.00 1,200.00	1,200.00 Rent 1,200.00	0.00 0.00	2,400.00 2,400.00	
2C	ANTURO MIRANDA	Current	N/A	0.00	1,185.25 1,185.25	1,185.25 Rent 1,185.25	0.00 0.00	2,370.50 2,370.50	
2D	AURA SOSA	Current	N/A	0.00	1,185.25 1,185.25	1,185.25 Rent 1,185.25	850.00 850.00	1,520.50 1,520.50	
2E	LEYDA BARRERA	Current	N/A	0.00	1,131.37 1,131.37	1,131.37 Rent 1,131.37	1,350.00 1,350.00	912.74 912.74	

ROMAD MANAGEMENT
ANALYSIS OF CHARGES AND COLLECTIONS
FOR PERIOD ENDING 11/2015

Unit ID	TENANT	Status	LEASE DESCRIPTION	UNIT SQ. FT	OPENING BALANCE	CURRENT CHARGES/ CREDITS	PAYMENTS RECEIVED	CLOSING BALANCE	LEGAL STATUS
2F	DEIDANIA POLANCO	Current	N/A	0.00	1,040.05 1,040.05	1,040.05 Rent 1,040.05	1,125.00 1,125.00	955.10 955.10	
2G	MONSERATTE ROSADO	Current	N/A	0.00	862.05 862.05	862.05 Rent 862.05	0.00 0.00	1,724.10 1,724.10	
2H	GLORIA JIMENEZ	Current	N/A	0.00	1,050.00 1,050.00	1,050.00 Rent 1,050.00	0.00 0.00	2,100.00 2,100.00	
3A	MICHAEL JOSEPH	Current	N/A	0.00	919.72 919.72	919.72 Rent 919.72	919.12 919.12	920.32 920.32	
3B	ALBERTO VASQUEZ	Current	N/A	0.00	878.45 878.45	878.45 Rent 878.45	0.00 0.00	1,756.90 1,756.90	
3C	VERONICA ARELLANO	Current	N/A	0.00	1,228.35 1,228.35	1,228.35 Rent 1,228.35	0.00 0.00	2,456.70 2,456.70	
3D	CARMEN GRAHAM	Current	N/A	0.00	861.15 861.15	861.15 Rent 861.15	861.00 861.00	861.30 861.30	
3E	KEITHLEY BARTHLEY	Current	N/A	0.00	1,050.40 1,050.40	1,050.40 Rent 1,050.40	0.00 0.00	2,100.80 2,100.80	
3F	ANITA HOUSTON	Current	N/A	0.00	1,077.50 1,077.50	1,077.50 Rent 1,077.50	1,077.50 1,077.50	1,077.50 1,077.50	
3G	MARIA TOUSSANT	Current	N/A	0.00	1,022.87 1,022.87	1,022.87 Rent 1,022.87	1,023.00 1,023.00	1,022.74 1,022.74	
3H	EUROD NATHANIEL	Current	N/A	0.00	993.31 993.31	993.31 Rent 993.31	950.00 950.00	1,036.62 1,036.62	
4A	YESENIA DEGANTE	Current	N/A	0.00	1,293.00 1,293.00	1,293.00 Rent 1,293.00	750.00 750.00	1,836.00 1,836.00	
4B	TANVIR WAHID	Current	N/A	0.00	1,140.00 1,140.00	1,140.00 Rent 1,140.00	0.00 0.00	2,280.00 2,280.00	

ROMAD MANAGEMENT
ANALYSIS OF CHARGES AND COLLECTIONS
FOR PERIOD ENDING 11/2015

Unit ID	TENANT	Status	LEASE DESCRIPTION	UNIT SQ. FT	OPENING BALANCE	CURRENT CHARGES/ CREDITS	PAYMENTS RECEIVED	CLOSING BALANCE	LEGAL STATUS
4C	STEVE GARSON	Current	N/A	0.00	1,434.93 1,434.93	1,434.93 Rent 1,434.93	1,436.00 1,436.00	1,433.86 1,433.86	
4D	CARLOS HERNANDEZ	Current	N/A	0.00	1,138.03 1,138.03	1,138.03 Rent 1,138.03	0.00 0.00	2,276.06 2,276.06	
4E	DARLING CARABALLO	Current	N/A	0.00	1,060.50 1,060.50	1,060.50 Rent 1,060.50	1,127.05 1,127.05	993.95 993.95	
4F	JUNIE PETERS	Current	N/A	0.00	1,050.00 1,050.00	1,050.00 Rent 1,050.00	0.00 0.00	2,100.00 2,100.00	
4G	KELVIN OMONZANE	Current	N/A	0.00	879.02 879.02	879.02 Rent 879.02	879.00 879.00	879.04 879.04	
4H	YOLANDA ANTONIO	Current	N/A	0.00	1,042.53 1,042.53	1,042.53 Rent 1,042.53	800.00 800.00	1,285.06 1,285.06	
5A	LUCERO RODRIGUEZ	Current	N/A	0.00	1,273.94 1,273.94	1,273.94 Rent 1,273.94	0.00 0.00	2,547.88 2,547.88	
5B	JOSEPHINE RAMOS	Current	N/A	0.00	1,100.00 1,100.00	1,100.00 Rent 1,100.00	0.00 0.00	2,200.00 2,200.00	
5C	JENNIFER NATAL	Current	N/A	0.00	882.70 882.70	882.70 Rent 882.70	283.00 283.00	1,482.40 1,482.40	
5D	MARCIA ABRAHAMS	Current	N/A	0.00	1,033.92 1,033.92	1,033.92 Rent 1,033.92	650.00 650.00	1,417.84 1,417.84	
5E	BREILY POLANCO	Current	N/A	0.00	1,044.96 1,044.96	1,044.96 Rent 1,044.96	1,018.86 1,018.86	1,071.06 1,071.06	
5F	CARLOS TAPIA FUENTES	Current	N/A	0.00	1,100.00 1,100.00	1,100.00 Rent 1,100.00	0.00 0.00	2,200.00 2,200.00	
5G	LILLA SPOUL	Current	N/A	0.00	808.61 808.61	808.61 Rent 808.61	746.99 746.99	870.23 870.23	

ROMAD MANAGEMENT
ANALYSIS OF CHARGES AND COLLECTIONS
FOR PERIOD ENDING 11/2015

Unit ID	TENANT	Status	LEASE DESCRIPTION	UNIT SQ. FT	UNIT SQ.	OPENING BALANCE	CURRENT CHARGES/ CREDITS	PAYMENTS RECEIVED	CLOSING BALANCE	LEGAL STATUS
5H	CARMELA GARCIA	Current	N/A		0.00	1,100.00 1,100.00	1,100.00 Rent 1,100.00	1,500.00 1,500.00	700.00 700.00	
6A	HYACINTH DAVIS	Current	N/A		0.00	2,043.49 2,043.49	1,021.49 Rent 1,021.49	2,044.00 2,044.00	1,020.98 1,020.98	
6B	NORA BROWN	Current	N/A		0.00	1,087.78 1,087.78	1,087.78 Rent 1,087.78	450.00 450.00	1,725.56 1,725.56	
6C	DERRICK GOMEZ	Current	N/A		0.00	1,150.17 1,150.17	1,150.17 Rent 1,150.17	950.00 950.00	1,350.34 1,350.34	
6D	FELIX JIMENEZ	Current	N/A		0.00	949.93 949.93	949.93 Rent 949.93	0.00 0.00	1,899.86 1,899.86	
6E	MICHAELA SAAVEDRA	Current	N/A		0.00	1,024.64 1,024.64	1,024.64 Rent 1,024.64	0.00 0.00	2,049.28 2,049.28	
6F	NERRIDA DANIEL	Current	N/A		0.00	1,050.40 1,050.40	1,050.40 Rent 1,050.40	750.00 750.00	1,350.80 1,350.80	
6G	LENNY NICASIO	Current	N/A		0.00	1,262.50 1,262.50	1,262.50 Rent 1,262.50	1,350.00 1,350.00	1,175.00 1,175.00	
6H	JOHANNA SOSA	Current	N/A		0.00	1,147.97 1,147.97	1,147.97 Rent 1,147.97	1,530.90 1,530.90	765.04 765.04	
					0.00	52,563.59	51,541.59	32,112.78	71,992.40	
					Status Total					

Property Total 0.00 52,563.59 51,541.59 32,112.78 71,992.40

Miscellaneous Cash Receipts

No Receipts

Total 0.00

	OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
Rent	52,563.59	51,541.59	32,112.78	71,992.40
Total	<u>52,563.59</u>	<u>51,541.59</u>	<u>32,112.78</u>	<u>71,992.40</u>

B 6H (Official Form 6H) (12/07)

In re ROMAD REALTY INC.,
Debtor

Case No. 15-20007
(if known)

SCHEDULE H - CODEBTORS

☒ Check this box if debtor has no codebtors.

[illegible]

B6 Declaration (Official Form 6 - Declaration) (12/07)

In re **ROMAD REALTY INC.**

Debtor

Case No. **15-20007**

(if known)

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR

I declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of _____ sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date _____

Signature: _____
Debtor

Date _____

Signature: _____
(Joint Debtor, if any)

[If joint case, both spouses must sign.]

DECLARATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See 11 U.S.C. § 110)

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h) and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required by that section.

Printed or Typed Name and Title, if any,
of Bankruptcy Petition Preparer

Social Security No.
(Required by 11 U.S.C. § 110.)

If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social security number of the officer, principal, responsible person, or partner who signs this document.

Address

X _____

Signature of Bankruptcy Petition Preparer

Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the **DAVID GOLDWASSER** [the president or other officer or an authorized agent of the corporation or a member or an authorized agent of the partnership] of the **ROMAD REALTY INC.** [corporation or partnership] named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of **15** sheets (Total shown on summary page plus 1), and that they are true and correct to the best of my knowledge, information, and belief.

Date 11/10/15

Signature: _____

DAVID GOLDWASSER

[Print or type name of individual signing on behalf of debtor.]

PRESIDENT

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

B 7 (Official Form 7) (04/13)

UNITED STATES BANKRUPTCY COURT

SOUTHERN DISTRICT OF NEW YORK

In re: ROMAD REALTY INC.

Debtor

Case No. 15-20007

(if known)

STATEMENT OF FINANCIAL AFFAIRS

1. Income from employment or operation of business

None
☐

State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the **two years** immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT

SOURCE

Debtor:

Current Year (2015):
\$0.00

TO BE PROVIDED

Previous Year 1 (2014):
\$0.00

TO BE PROVIDED

Previous Year 2 (2013):
\$0.00

TO BE PROVIDED

Joint Debtor:

N/A

2. Income other than from employment or operation of business

None
☒

State the amount of income received by the debtor other than from employment, trade, profession, operation of the debtor's business during the **two years** immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT

SOURCE

3. Payments to creditors

Complete a. or b., as appropriate, and c.

None

a. *Individual or joint debtor(s) with primarily consumer debts:* List all payments on loans, installment purchases of

goods or services, and other debts to any creditor made within **90 days** immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600. Indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS	AMOUNT PAID	AMOUNT STILL OWING
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None
☒

*b. Debtor whose debts are not primarily consumer debts: List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$6,225*. If the debtor is an individual, indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)*

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS/ TRANSFERS	AMOUNT PAID OR VALUE OF TRANSFERS	AMOUNT STILL OWING
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Debtor:

None
☒

*c. All debtors: List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)*

NAME AND ADDRESS OF CREDITOR AND RELATIONSHIP TO DEBTOR	DATE OF PAYMENT	AMOUNT PAID	AMOUNT STILL OWING
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4. Suits and administrative proceedings, executions, garnishments and attachments

None
☐

*a. List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)*

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Debtor: HAYWOOD V. ROMAD REALTY, INC. Case Number: 350297/08	PERSONAL INJURY	SUPREME COURT BRONX COUNTY	PENDING
NICASIO V. ROMAD REALTY, INC. Case Number: 305949/2014	PERSONAL INJURY	SUPREME COURT BRONX COUNTY	PENDING
MANDEVILLE V. ROMAD	CONTRACT	SUPREME COURT	PENDING

* Amount subject to adjustment on 4/01/16, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

REALTY, INC.
Case Number: 302924/2013

DISPUTE

BRONX COUNTY

None
☒

b. Describe all property that has been attached, garnished or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS
OF PERSON FOR WHOSE
BENEFIT PROPERTY WAS SEIZED

DATE OF
SEIZURE

DESCRIPTION
AND VALUE
OF PROPERTY

5. Repossessions, foreclosures and returns

None
☒

List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS
OF CREDITOR OR SELLER

DATE OF REPOSSESSION,
FORECLOSURE SALE,
TRANSFER OR RETURN

DESCRIPTION
AND VALUE
OF PROPERTY

6. Assignments and receiverships

None
☒

a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS
OF ASSIGNEE

DATE OF
ASSIGNMENT

TERMS OF
ASSIGNMENT
OR SETTLEMENT

None
☒

b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS
OF CUSTODIAN

NAME AND LOCATION
OF COURT
CASE TITLE & NUMBER

DATE OF
ORDER

DESCRIPTION
AND VALUE
OF PROPERTY

7. Gifts

None

List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case

- ☒ except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON OR ORGANIZATION	RELATIONSHIP TO DEBTOR, IF ANY	DATE OF GIFT	DESCRIPTION AND VALUE OF GIFT
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8. Losses

- None ☒ List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case**. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

DESCRIPTION AND VALUE OF PROPERTY	DESCRIPTION OF CIRCUMSTANCES AND, IF LOSS WAS COVERED IN WHOLE OR IN PART BY INSURANCE, GIVE PARTICULARS	DATE OF LOSS
---	--	-----------------

9. Payments related to debt counseling or bankruptcy

- None ☒ List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of a petition in bankruptcy within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYER IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
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Debtor:

10. Other transfers

- None ☒ a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF TRANSFEREE, RELATIONSHIP TO DEBTOR	DATE	DESCRIBE PROPERTY TRANSFERRED AND VALUE RECEIVED
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- None ☒ b. List all property transferred by the debtor within **ten years** immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

NAME OF TRUST OR OTHER DEVICE	DATE(S) OF TRANSFER(S)	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY OR DEBTOR'S INTEREST IN PROPERTY
----------------------------------	---------------------------	---

11. Closed financial accounts

None
☒

List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF INSTITUTION	TYPE OF ACCOUNT, LAST FOUR DIGITS OF ACCOUNT NUMBER, AND AMOUNT OF FINAL BALANCE	AMOUNT AND DATE OF SALE OR CLOSING
------------------------------------	---	--

12. Safe deposit boxes

None
☒

List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF BANK OR OTHER DEPOSITORY	NAMES AND ADDRESSES OF THOSE WITH ACCESS TO BOX OR DEPOSITORY	DESCRIPTION OF CONTENTS	DATE OF TRANSFER OR SURRENDER, IF ANY
--	---	-------------------------------	--

13. Setoffs

None
☒

List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATE OF SETOFF	AMOUNT OF SETOFF
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14. Property held for another person

None
☒

List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
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15. Prior address of debtor

None
☐

If debtor has moved within **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

ADDRESS

NAME USED

DATES OF OCCUPANCY

Debtor:
1584 E 4TH STREET
BROOKLYN, NEW YORK 11223

16. Spouses and Former Spouses

None
☒

If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within **eight years** immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

NAME

17. Environmental Information.

For the purpose of this question, the following definitions apply:

"Environmental Law" means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes, or material.

"Site" means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites. "

"Hazardous Material" means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law.

None
☒

a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law:

SITE NAME
AND ADDRESS

NAME AND ADDRESS
OF GOVERNMENTAL UNIT

DATE OF
NOTICE

ENVIRONMENTAL
LAW

None
☒

b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

SITE NAME
AND ADDRESS

NAME AND ADDRESS
OF GOVERNMENTAL UNIT

DATE OF
NOTICE

ENVIRONMENTAL
LAW

None
☒

c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

NAME AND ADDRESS
OF GOVERNMENTAL UNIT

DOCKET NUMBER

STATUS OR
DISPOSITION

18 . Nature, location and name of business

None
☒

a. *If the debtor is an individual*, list the names, addresses, taxpayer-identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a partnership, sole proprietor, or was self-employed in a trade, profession, or other activity either full- or part-time within **six years** immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

If the debtor is a partnership, list the names, addresses, taxpayer-identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within **six years** immediately preceding the commencement of this case.

If the debtor is a corporation, list the names, addresses, taxpayer-identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

	LAST FOUR DIGITS OF SOCIAL-SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO (ITIN)/ COMPLETE EIN	ADDRESS	NATURE OF BUSINESS	BEGINNING AND ENDING DATES
NAME				

Debtor:

None
☒

b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.

NAME	ADDRESS
------	---------

The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within **six years** immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership, a sole proprietor, or self-employed in a trade, profession, or other activity, either full- or part-time.

*(An individual or joint debtor should complete this portion of the statement **only** if the debtor is or has been in business, as defined above, within six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)*

19. Books, records and financial statements

None
☒

a. List all bookkeepers and accountants who within **two years** immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

NAME AND ADDRESS

DATES SERVICES RENDERED

Debtor:
N/A

None
☒

b. List all firms or individuals who within **two years** immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

NAME

ADDRESS

DATES SERVICES RENDERED

Debtor:
N/A

None
☒

c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

NAME

ADDRESS

Debtor:
N/A

None
☒

d. List all financial institutions, creditors and other parties, including mercantile and trade agencies, to whom a financial statement was issued by the debtor within **two years** immediately preceding the commencement of this case.

NAME AND ADDRESS

DATE ISSUED

Debtor:
N/A

20. Inventories

None
☒

a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

DATE OF INVENTORY

INVENTORY SUPERVISOR

DOLLAR AMOUNT
OF INVENTORY
(Specify cost, market or other
basis)

Debtor:

None
☒

b. List the name and address of the person having possession of the records of each of the inventories reported in a., above.

DATE OF INVENTORY

NAME AND ADDRESSES
OF CUSTODIAN
OF INVENTORY RECORDS

Debtor:

21. Current Partners, Officers, Directors and Shareholders

None
☒

a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

NAME AND ADDRESS	NATURE OF INTEREST	PERCENTAGE OF INTEREST
N/A		

None
☐

b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

NAME AND ADDRESS	TITLE	NATURE AND PERCENTAGE OF STOCK OWNERSHIP
DAVID GOLDWASSER C/O GC REALTY ADVISORS LLC, 7280 W. PALMETTO PARK ROAD, SUITE 106-N BOCA RATON, FLORIDA 33433	PRESIDENT	
2201 DAVISON NY HOLDINGS LLC C/O GC REALTY ADVISORS LLC, 7280 W. PALMETTO PARK ROAD, SUITE 106-N BOCA RATON, FLORIDA 33433		100

22. Former partners, officers, directors and shareholders

None
☒

a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

NAME	ADDRESS	DATE OF WITHDRAWAL
N/A		

None
☐

b. If the debtor is a corporation, list all officers or directors whose relationship with the corporation terminated within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS	TITLE	DATE OF TERMINATION
DAVID SUTTON 1584 E 4TH STREET BROOKLYN, NEW YORK 11223	PRIOR OWNER	

23 . Withdrawals from a partnership or distributions by a corporation

None
☒

If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

NAME & ADDRESS OF RECIPIENT, RELATIONSHIP TO DEBTOR	DATE AND PURPOSE OF WITHDRAWAL	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
---	-----------------------------------	--

N/A

24. Tax Consolidation Group.

None
☒

If the debtor is a corporation, list the name and federal taxpayer-identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within **six years** immediately preceding the commencement of the case.

NAME OF PARENT CORPORATION

TAXPAYER-IDENTIFICATION NUMBER (EIN)

N/A

25. Pension Funds.

None
☒

If the debtor is not an individual, list the name and federal taxpayer-identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within **six years** immediately preceding the commencement of the case.

NAME OF PENSION FUND

TAXPAYER-IDENTIFICATION NUMBER (EIN)

N/A

* * * * *

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

Date

11/10/15

Signature



Print Name
and Title

DAVID GOLDWASSER, PRESIDENT

0 continuation sheets attached

Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571

B 203
(12/94)

United States Bankruptcy Court
SOUTHERN DISTRICT OF NEW YORK

In re

ROMAD REALTY INC.

Case No. 15-20007

Debtor

Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept \$ 0.00

Prior to the filing of this statement I have received \$ 0.00

Balance Due \$ 0.00

2. The source of the compensation paid to me was:

☐ Debtor ☐ Other (specify)

3. The source of compensation to be paid to me is:

☐ Debtor ☐ Other (specify)

4. ☐ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a other person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR (Continued)

- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- e. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceedings.

Date



A. MITCHELL GREENE
Signature of Attorney

See Attachment 1
Name of law firm

Attachment

Attachment 1

ROBINSON BROG LEINWAND GREENE GENOVESE & GLUCK P.C.

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

In Re:

ROMAD REALTY INC.,
Debtor

Case No. 15-20007

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with Rule 1007, Fed. R. Bank. P. for filing in this Chapter 11 case.

Security Holder's Registered Name and Last Known Address or Place of Business	Class of Security	Number of Securities or Percentage	Kind of Interest
2201 DAVIDSON NY HOLDINGS LLC C/O GC REALTY ADVISORS LLC, 7280 W. PALMETTO PARK ROAD, SUITE 106-N BOCA RATON, FLORIDA 33433		100%	

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION
OR PARTNERSHIP**

I, DAVID GOLDWASSER, PRESIDENT of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing **List of Equity Security Holders** and that it is true and correct to the best of my information and belief.

Date: 11/10/15

Signature: 
Printed Name: DAVID GOLDWASSER
Title: PRESIDENT

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

United States Bankruptcy Court
Southern District of New York

In re **ROMAD REALTY INC.**

Case No. **15-20007**

Debtor.

Chapter **11**

STATEMENT OF CORPORATE OWNERSHIP

Comes now **ROMAD REALTY INC.** (the "Debtor") and pursuant to Fed. R. Bankr. P. 1007(a) and 7007.1 state as follows:

____ All corporations that directly or indirectly own 10% or more of any class of the corporation's equity interests are listed below:

OR,

X There are no entities to report.

By: 

A. MITCHELL GREENE
Signature of Attorney

Counsel for

Bar no.:

Address.: **875 THIRD AVENUE, 9TH FLOOR**
NEW YORK, New York 10022

Telephone No.: **(212) 603-6300**

Fax No.:

E-mail address:

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re: **ROMAD REALTY INC.**

Debtors

Case No. **15-20007**

Chapter **11**

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s), or debtor's attorney if applicable, do hereby certify under penalty of perjury that the attached Master Mailing List of creditors is complete, correct and consistent with the debtor's schedules pursuant to Local Bankruptcy Rules and I/we assume all responsibility for errors and omissions.

Dated:

11/10/15

Signed:



Dated:

Signed:

Signed:

Attorney for Debtor(s)

Bar no.:

Telephone No.:

Fax No.:

E-mail address:

Romad Creditor Matrix.txt

IN RE ROMAD REALTY INC., CASE NO. 15-20007

ROMAD REALTY INC.
2201 DAVIDSON AVENUE
BRONX, NY 10453

A. MITCHELL GREENE
875 THIRD AVENUE, 9TH FLOOR
NEW YORK, NY 10022

2201 DAVIDSON NY HOLDINGS LLC
C/O GC REALTY ADVISORS LLC, 7280 W. PALM
BOCA RATON, FL 33433

CONSOLIDATED EDISON COMPANY OF NEW YORK,
4 IRVING PLACE
ATTN: DEAN R. BROWN
NEW YORK, NY 10003

CORP. COUNSEL FOR NEW YORK CITY
52 DUANE STREET
NEW YORK, NY 10007

FASTEN HALBERSTAN LLP
30 BROAD STREET
24TH FLOOR
NEW YORK, NY 10004

GOLDBERG & RIMBERG PLLC
115 BROADWAY
ROOM 302
NEW YORK, NY 10006

INTERNAL REVENUE SERVICE
P.O. BOX 7346
PHILADELPHIA, PA 19114

NEW YORK STATE DEPARTMENT OF FINANCE
BANKRUPTCY/SPECIAL PROCEDURES SECT,
ALBANY, NY 12205-0300

NEW YORK WATER MANAGEMENT
240 OCEAN PARKWAY
BROOKLYN, NY 11218

NYC - BUREAU OF FIRE PREVENTION
CHURCH STREET STATION
PO BOX 840
NEW YORK, NY 10008

NYC DEPARTMENT OF FINANCE
ATTN: LEGAL AFFAIRS - DEVORA COHN, 345 A
BROOKLYN, NY 11201

NYC DEPT OF ENVIRONMENTAL PROTECTION
1932 ARTHUR AVENUE, 6TH FLOOR
BRONX, NY 10457

NYC DEPT OF FINANCE
66 JOHN STREET, ROOM 104
NEW YORK, NY 10038

OFFICE OF THE ATTORNEY GENERAL

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THE CAPITOL
ALBANY, NY 12224

RH9 HOLDINGS, LLC
115 BROADWAY
ROOM 302
NEW YORK, NY 10006

UNITED STATES ATTORNEY'S OFFICE
ATTN: TAX & BANKRUPTCY UNIT
86 CHAMBERS STREET, THIRD FLOOR
NEW YORK, NY 10007

WHITE OAK PROFIT SHARING PLAN
2 WEST 45TH STREET
SUITE #1704
NEW YORK, NY 10036

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SARA REYES
1B
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ANGEL RICO
1C
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JOBE HUGHES
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ADELAIDA MARTINEZ ORTEGA
1H
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JOHN HOUSTON
2A
2201 DAVIDSON AVENUE
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ANASTACIO DEGANTE
2B
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ANTURO MIRANDA
2C
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AURA SOSA
2D
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LEYDA BARRERA
2E
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DEIDANIA POLANCO
2F
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MONSERATTE ROSADO
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VERONICA ARELLANO
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CARMEN GRAHAM
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KEITHLEY BARTHLEY
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ANITA HOUSTON
3F
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YESENIA DEGANTE
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TANVIR WAHID
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DARLING CARABALLO
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JOSEPHINE RAMOS
5B
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JENNIVER NATAL
5C

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